



## 4 Lavister Gardens, Wrexham, LL12 8BD

£99,950

**\*\* NO ONWARD CHAIN \*\*** A First Floor 2 Bedroom apartment in the sought after area of Little Acton, with great local amenities and transport links. The property briefly comprises of an Entrance Hallway, Living Room, Kitchen, 2 Bedrooms, a Bathroom and WC. The property would benefit from some cosmetic improvements.

Available with NO ONWARD CHAIN, call olivegrove on 01978 750234 to arrange an appointment.

### Entrance Hallway

Access to attic, Fuse box, Intercom & Thermostat.  
Doors off to:

### Living Room 12'6" x 13'3" (3.82 x 4.05m)



UPVC Double glazed window to the front elevation, Wood effect floor, Gas fire with wooden surround, Radiator light fitting and sockets. Doors off to:

### Kitchen 7'10" x 9'0" (2.41 x 2.76m)



UPVC double glazed window to the rear elevation. A range of base, wall and drawer units with worktop over and 1 1/2 bowl sink. Space for slot in oven, fridge freezer and space and plumbing for washing machine. Larder cupboard housing gas combi boiler.

### Hallway

Doors of to bedrooms.

### Bedroom 1 10'5" x 13'3" (3.18 x 4.05m)



UPVC Double glazed window to the front elevation. Wood effect floor, built in cupboard, Radiator light fitting and sockets.

### Bedroom 2 7'11" x 10'5" max (2.42 x 3.18m max)



UPVC Double glazed window to the rear elevation. Wood effect floor, built in cupboard, Radiator light fitting and sockets.

### Bathroom 6'0" x 7'10" (1.84 x 2.41m)



UPVC Double glazed window to the rear elevation. Pink Close coupled WC, corner bath and pedestal basin. Part tiled walls.

#### W,C.

UPVC Double glazed window to the rear elevation. Part tiled walls, WC.

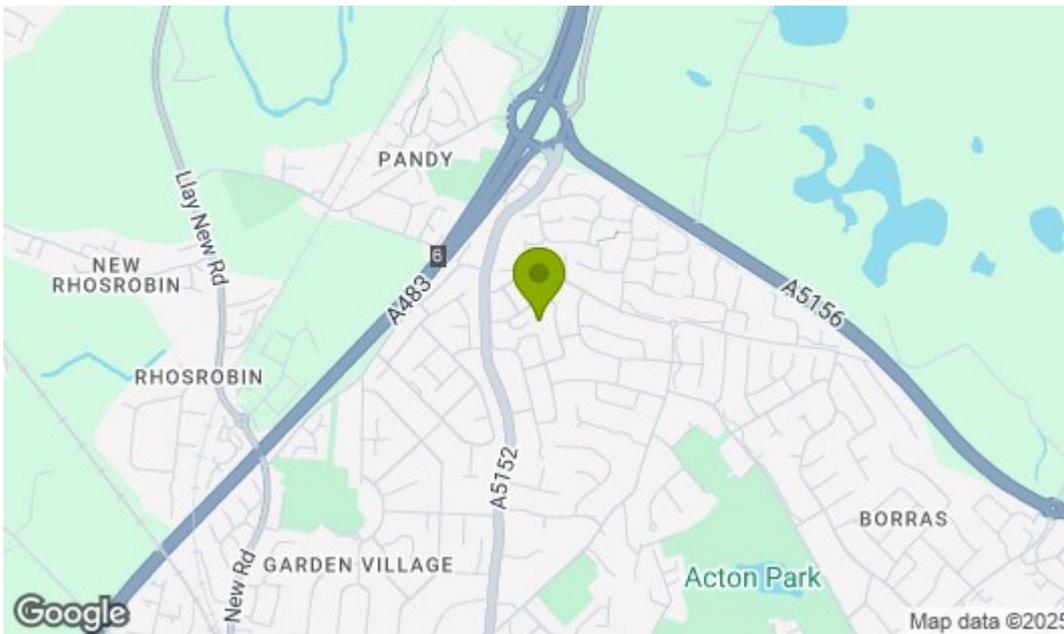
#### Leasehold Information

Lease Owner: Wrexham County Borough Council  
Time remaining on lease: 125 years from 24 January 1994 (94 years remaining)  
Annual ground rent: £10  
Annual Structural Insurance Recharge: £156.82  
Annual service charge: £197.22

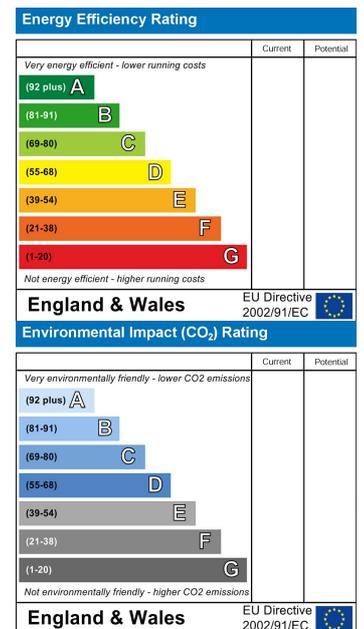


## Floor Plan

## Area Map



## Energy Efficiency Graph



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